PLANNING FOR HOUSING

REVISED 2000

An Overview of Local Government Initiatives in British Columbia

BRITISH COLUMBIA

Ministry of Social Development and Economic Security

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MESSAGE FROM THE MINISTER

Housing is about people and about communities. The provincial government is committed to working with people to respond to the needs of every community to ensure safe, affordable housing. I believe the role of the provincial government is to work with communities and individuals to build vibrant and healthy places for British Columbia families to live. Working with local governments and our housing partners we will continue to make a lasting contribution to individuals and B.C. families across the province.

Local governments throughout B.C. are working with their citizens to ensure there is a choice and diversity of affordable housing in their communities. In the past four years, many more local governments have adopted housing policies, and employed land use planning powers, land resources and partnerships to address challenges in their communities.

I am pleased to provide *Planning for Housing (2000)*, a report that documents key housing planning initiatives and describes progress made in the late 1990s. By providing practical information on the types of initiatives and how they are being used, local governments can learn from each other. For the first time, this report includes information from regional districts, as well as from villages, towns, districts and cities.

I hope you will find this a useful tool when planning for the housing needs in your community.

Jan Pullinger
Minister

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INTRODUCTION

Local governments play a pivotal role in improving the quality of their communities. An important way they facilitate improvements is through a regulatory framework and land use planning system that support the provision of affordable, rental and special needs housing. This report shares information and provides examples about the initiatives that local governments in British Columbia have undertaken to encourage the development of a wide range of housing options.

Rapid growth and high housing prices have made it more difficult for British Columbians to secure affordable housing. Housing prices in many parts of the province are well beyond the reach of low- and moderate-income households. There is also a chronic shortage of housing suitable for individuals with special housing needs. Across the province, local governments are using a wide range of housing planning tools and techniques to address these challenges.

To assist local governments, the Ministry of Social Development and Economic Security is committed to providing the necessary information and tools to create livable and inclusive communities that are both socially and economically sustainable for all British Columbians. Through the *Local Government Act*, the provincial government has provided local governments with a range of planning powers to implement housing policies and use innovative tools to encourage the development of housing that meets the needs of B.C.'s diverse population.

This report can be used as a resource for local governments that are working to address housing needs within their communities.

This report has been organized into five sections:

- Housing planning and policies
- Planning tools to achieve affordable housing
- Adaptable and accessible housing
- Housing for individuals with special needs
- Planning to address homelessness

In addition to these sections, Appendix A includes a listing of the various initiatives used by individual local governments, as well as contact telephone numbers.

The information reported in this document was collected through a survey of all local governments in the province of British Columbia. A brief description of the survey method can be found in Appendix B.

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PLANNING AND POLICIES

Communities across the province are working to identify housing issues and develop appropriate responses to those issues. Toward that goal, local governments are including housing policies in community plans, formulating housing strategy documents, and developing definitions of affordable housing.

HOUSING POLICIES

In order to encourage the development of housing that meets the needs of the community, 75 local governments have included housing policies in community planning documents, 71 of which are in official community plans (OCP). In addition, four local governments have housing policies in other plans. Kamloops, for example, includes housing policies in the City of Kamloops Social Plan, while some regional districts, including the Capital Regional District and the Fraser Valley Regional District, address housing through regional growth strategies. A further 13 local governments are

EXAMPLES OF OCP HOUSING POLICIES

- To support the development of diverse housing types to accommodate the various housing needs of existing as well as future residents, and to meet the changing needs of the various age groups in the community. *(District of Central Saanich)*
- In order to promote the sustainability of Blue River, development of a broad range of housing styles, types and densities will be encouraged. Minimum lot sizes for residential development will be determined by the level of services provided. *(Thompson-Nicola Regional District)*
- To design and plan for a changing population base and age groups through provision of a wide range of housing types and community services to meet the needs of a growing population. *(Town of Gibsons)*
- Manage the need to provide additional housing in a way that protects the existing quality of life, and minimizes the negative impacts on environmentally sensitive areas. *(District of 100 Mile House)*
- New housing development is to be directed primarily to areas which are served by a community sanitary sewer system. Higher residential densities will be considered in new and redeveloping neighbourhoods served by such systems. *(City of Colwood)*

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considering, or are in the process of developing housing policies in their community plans.

The 75 local governments that currently have housing policies either in their OCP or in another plan are representative of the diverse communities in British Columbia. Many represent large urban centres such as Prince George, Vancouver or Victoria. However, many smaller communities and rural areas have also adopted housing policies, including Central Saanich, Hazelton, and the Bulkley-Nechako Regional District. The content of the policies is also diverse, ranging from very broad goal statements to specific policies with associated actions to be taken.

Local governments that have not adopted housing policies have identified limited financial and human resources and the need to focus on other priorities as barriers to the development of housing policies. These barriers are all present in smaller or rural communities, where housing policy development is often seen as a low priority. In some communities, there is no perceived need for housing policies.

Several communities have adopted housing policies since 1996 when 61 local governments reported having housing policies. By June 2000, 75 of the 113 local governments that responded have adopted housing policies and several more expect to do so over the next couple of years.

HOUSING STRATEGIES

Forty-eight local governments currently have housing strategies. These strategies cover a wide range of topics from definitions and policies, to specific methods of responding to housing issues. Some housing strategies are extremely comprehensive and attempt to address all the housing issues facing a community. Other strategies address a particular aspect of housing such as rental housing or homelessness.

The City of Coquitlam examined local housing trends and issues in developing a comprehensive housing strategy. The strategy reinforces current OCP policies and recommends short and long term actions to be taken to encourage the development of affordable, rental and special needs housing.

Short term objectives include involving the community in the development of housing goals and the adoption of new housing planning tools such as density bonusing, housing agreements and an affordable housing reserve fund.

The City of New Westminster has also developed a comprehensive housing strategy. The strategy was developed through an extensive research and public consultation process that resulted in recommendations addressing seven key aspects, including market housing, innovative and cost effective housing, and growth management. The recommendations proposed under these headings include the adoption of new policies, processes of planning for housing and potential sources of funding and partnerships.

Smaller communities have also developed housing strategies. The City of Castlegar has a strategy in its OCP that focuses on managing growth, efficiently using municipal infrastructure and providing affordable housing by encouraging infill development, secondary suites, and downtown living. Golden has a strategy that specifically addresses the need for affordable rental housing in the community.

The 48 local governments that currently have either general or specific housing strategies represent a significant increase over the results of the 1996 survey. In fact, the number of local governments that have housing strategies as of June 2000 is more than double the 20 strategies that had been developed by 1996.

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DEFINITIONS OF AFFORDABLE HOUSING

Twenty-three local governments have definitions of affordable housing. Most of the definitions used are a variation of the Canada Mortgage and Housing Corporation (CMHC) definition of affordability, where no more than 30 per cent of gross household income is spent on shelter. While several of the definitions closely resemble this general model, other local governments have adopted definitions that more closely reflect the housing situation in their communities. Two local governments, Burnaby and Peachland, use more than one definition in order to allow the definition to reflect the context of its use.

In 1996, only 13 local governments had definitions of affordable housing. The 23 local governments that currently have definitions represent a large increase. In addition, several local governments indicated that they are in the process of developing definitions of affordable housing.

DEFINITIONS OF AFFORDABLE HOUSING

- Affordable housing is housing that is safe, appropriate and accessible, and which requires no more than 30 per cent of the owner's/renter's household income. *(Greater Vancouver Regional District)*
- Housing where the rent or mortgage plus taxes is 30 per cent or less of the household's gross annual income. *(District of Esquimalt)*
- Housing which would have market price or rent that would be affordable to households of low to moderate income. Households of low and moderate income are those who have income which are 80 per cent or less than the average household income for the urban area they live in. *(City of Coquitlam)*

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PLANNING TOOLS TO ACHIEVE AFFORDABLE HOUSING

Local governments have many tools available to them for encouraging the development of affordable housing. Amendments to the *Local Government Act* (formerly known as the *Municipal Act*) added a number of new techniques to planning for housing. However, there are still many barriers to the use of these tools, and local governments are challenged to integrate new techniques into existing planning processes. The most commonly cited reasons for not using these techniques are limited staff and financial resources, a lack of public support, resistance from the development community, and low densities and land values, particularly in small communities and rural areas.

The tools and techniques used by local governments in British Columbia fall into seven categories:

- land use and zoning
- approval processes and funding
- use of land owned by a local government
- community planning initiatives
- partnerships for housing development
- strategies to counter Not in My Back Yard (NIMBY)
- inventories and monitoring of the housing stock

LAND USE AND ZONING

Land use planning, particularly through zoning bylaws, has been the traditional technique used to address housing issues at the local level. Zoning for multi-unit dwellings is an example of traditional land use planning to encourage the development of

affordable housing. The *Local Government Act* provides local governments with land use and zoning powers to address housing. Density bonusing, comprehensive development zoning and inclusionary zoning are all techniques that encourage the development of affordable, rental and special needs housing. Local governments also encourage affordable housing development through zoning for higher densities and diverse housing types.

Density bonusing is a tool that enables local governments to allow developers to build to a higher floor area ratio in exchange for affordable housing units or amenities that benefit the community. It is an effective way to achieve private investment in public amenities. There are 32 local governments using density bonusing, and another 18 are considering its use. The local governments that are using this tool range from the largest cities to small districts, towns and villages across the province. Several local governments have adopted the use of this tool since 1996, when 24 municipalities reported using density bonusing.

Comprehensive development zoning allows for flexibility in allocating densities for developments on specific sites. Because council adopts densities and amenities during the rezoning process, it provides an opportunity for local governments to negotiate for public amenities and housing that will benefit the community.

Although it is relatively complex, 44 local governments are currently using comprehensive development zoning. In addition, 23 local governments are considering using this technique. In 1996, 31 municipalities were using comprehensive development zoning. The 44 local governments now using this tool demonstrate its increasing acceptance as a tool for gaining housing and other community benefits from private development.

An increasing number of local governments are also using **inclusionary zoning** to require developers to include affordable, rental and special needs housing in developments. There are currently 15 local governments using inclusionary zoning compared with 10 in 1996. A further 10 local governments are considering the use of this type of zoning. Both large centres and smaller communities are using this tool to meet their diverse housing needs. The City of Revelstoke now requires 20 per cent of units in all developments within the ski area to be affordable for seasonal employees.

ZONING FOR AFFORDABLE HOUSING

- **Secondary suites, small lot zoning, and manufactured home parks zoning are relatively simple tools which are appropriate and usable in rural planning environments.** ***(Bulkley-Nechako Regional District)***
- **Due to inclusionary zoning, we now have a good supply of non-profit housing in great areas that otherwise would not have affordable housing.** ***(City of Burnaby)***
- **The techniques used by the District of Chetwynd, including zoning of secondary suites, small lot zoning, zoning for housing above shops and zoning for manufactured home parks, are all producing the desired results.** ***(District of Chetwynd)***

Increased density is a priority for several local governments. Thirty-eight local governments zone for increased densities in new neighbourhoods and 18 others are considering this technique. In addition, 47 local governments have strategies to encourage increased density in existing neighbourhoods. The adoption of small lot zoning by 53 local governments is an example of a technique to increase densities and provide more affordable housing.

Diverse housing types are being encouraged by local governments through zoning that allows housing above shops (79 local governments), and zoning for manufactured home parks (64 local governments). In addition, 65 local governments

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have adopted zoning bylaws for secondary suites in order to encourage this affordable housing type and to allow for the setting of health and safety standards in suites.

APPROVALS AND FUNDING

Local governments are also supporting the development of affordable housing through accelerated approval processes and by directly contributing funding to such developments.

Giving priority to proposals that include affordable units is an often used tool. "Fast-tracking" is a way to encourage developers to include affordable or special needs units in developments. Since lengthy approval processes can add costs to developments, fast-tracking is also a form of financial support for affordable housing. Nineteen local governments currently use fast-tracking for development applications that include affordable housing. Nine local governments are considering using accelerated approval processes. By 1996, 18 local governments had successfully used fast-tracking of development approvals processes for affordable housing, and seven were considering the use of such a system.

Another tool used to remove barriers in the application process is to waive development fees. Eight local governments waive fees for affordable housing developments, and six local governments are considering waiving fees. Development cost charges, and in some jurisdictions, other development fees are considered set bylaws that cannot be waived. Several local governments address this issue by providing grants in lieu of development cost charges. Other local governments waive other fees associated with development. The District of Mission waives its Community Amenity Fee for developments that include affordable or special needs units.

Housing Agreements

The approvals process also gives local governments the opportunity to use housing agreements to encourage the development of affordable housing. Housing agreements provide a legally enforceable way for local governments to require the development and ongoing supply of affordable, rental and special needs housing. These agreements will contain terms addressing issues including the form of tenure, the groups that will have access to units and rent levels. Thirty local governments have used housing agreements, and eight are currently considering this tool.

Housing agreements have been used for a range of purposes in diverse communities around the province. A common use has been to require developers to include and maintain rental housing in ownership housing developments. Local governments that have used housing agreements to require rental housing include Bowen Island, Richmond, Victoria, White Rock, and the Okanagan-Similkameen Regional District. Housing agreements have also been widely used to ensure that special needs housing is used by its intended target group, particularly seniors and people with disabilities. These types of agreements have been used in many jurisdictions, including Esquimalt, Kamloops, Port Coquitlam, Sechelt and Surrey.

Financial Support

Local governments also support affordable housing by providing direct funding to affordable housing developments. Housing reserve funds have been adopted in eight jurisdictions and are being considered in eight others. These funds are usually formed with contributions from development cost charges, and provide a permanent source of funding for housing developments that benefit the community.

Cash grants for affordable housing represent another tool used by local governments around the province. Several local governments give grants to

cover development costs, as previously mentioned. Some local governments also donate large one-time grants. Sparwood, for example, recently donated cash, as well as land and services, with a total value of $1 million, to a seniors supportive housing development.

USING LAND OWNED BY A LOCAL GOVERNMENT

The high cost of land in many jurisdictions in British Columbia is a significant barrier to the development of affordable housing. Many local governments are responding by using land owned by the local government to help developers and non-profit housing societies to overcome this barrier. To this end, the *Local Government Act* allows for the leasing of land owned by the local government at, or below market value. In addition, local governments have provided direct assistance in the form of land grants to developers of affordable, rental and special needs housing.

The leasing of local government owned land for affordable housing has been used successfully in varied communities around the province. Seventeen local governments regularly lease land at market rates, while five local governments currently own land that they are considering leasing at market value. Leasing land at below market rates has been used in 20 jurisdictions, with four other local governments considering this technique. Leasing land at less than market value is currently being used in larger centres such as Burnaby, Kamloops, Kelowna and Vancouver.

Prince George considers this technique to be their most successful in encouraging affordable housing. The city directly attributes the success of three affordable housing developments to leasing land at less than market rates.

Smaller communities are also using this tool. Gibsons, Peachland, Silverton, Smithers, Taylor, Telkwa, Terrace, and Whistler all lease land at

below market value to developers proposing affordable housing. The City of Grand Forks is leasing land at $1 per year for 60 years to a recently completed 25-unit affordable housing development.

Some local governments also provide direct land grants for affordable housing development. This technique has been used successfully in Dawson Creek, Fort St. John, Peachland, Pouce Coupe, and Sparwood. Despite having limited village-owned land, Keremeos always checks its land reserves for availability when affordable housing developments are proposed.

There are several barriers to the use of land owned by local governments for affordable housing developments. The most often cited is a lack of land owned by the local government.

COMMUNITY PLANNING INITIATIVES

Many local governments have developed tools for involving the community in planning for housing. Council members and members of the community sit on task forces and community based housing committees to discuss strategies for increasing the supply of affordable housing. Some local governments draw on the knowledge and support of community based organizations such as social planning councils. Several jurisdictions have also used community workshops and public forums to encourage meaningful public input on housing issues.

Council-appointed and community-based housing committees are the most frequently chosen methods to address housing issues in the community. Twenty-six local governments have struck council appointed committees including Burnaby, Burns Lake, Duncan, Kelowna, Parksville and Victoria. Community based housing committees have been established in 29 communities. While housing task forces are less common, they have been established in 12 communities. They have been used primarily in larger urban centres. Through its Housing Task

Group, the Greater Vancouver Regional District (GVRD) assists its member municipalities in addressing a range of housing issues by providing information through best practices guides. Some smaller communities, such as Hazelton and Tumbler Ridge, are also using a task force on housing issues.

Several communities have committees to address specific housing issues. Committees on special needs housing have been established in 27 communities around the province. Where homelessness is a local housing issue, homelessness committees have also been struck to discuss possible solutions. By June 2000, 11 committees that address homelessness were operating in British Columbia.

Sixteen local governments have provided other forums for discussion on housing issues. Burnaby and Chilliwack use the OCP development process to address community housing issues, and Mission recently established a Race Relations Committee that also examines housing issues.

Community workshops and/or public forums are used by 43 local governments in the province. These workshops and forums provide an opportunity for an exchange of information between local planners and the public. They allow local governments to educate the public about housing initiatives, while learning from members of the community about important local housing issues.

Since 1996, there has been very little change in the number of local governments using these community planning tools to address housing. This is reflective of the long-standing recognition by local governments of the importance of involving the community in planning processes. It is also partly due to the fact that these tools were already in relatively wide-spread use in 1996.

PARTNERSHIPS

Partnerships are increasingly being used to address housing issues. Through partnerships, local governments can more efficiently address the costs of housing research and programs. Partnerships also recognize the complexity of housing issues, allowing groups with diverse expertise to contribute to possible solutions. Local governments have formed partnerships with other local governments in British Columbia, with agencies and groups in the community, and with health authorities and provincial agencies.

Partnerships among local governments have been formed primarily to undertake research into housing issues. These partnerships are often coordinated through the regional districts, as is the case with the GVRD research on homelessness to which several member municipalities are contributing. Another example of a partnership between local governments for research purposes is the Affordable Housing Needs Analysis in the Upper Skeena Valley. The Village of Hazelton, and the District of New Hazelton were the local governments involved in the partnership. The partnership also included health authorities, community groups, the provincial government and groups representing aboriginal peoples. Twenty-five local governments have formed partnerships with other local governments to address housing issues.

Partnerships with other groups in the community are a common tool used to address housing issues. Forty-eight local governments have formed partnerships with a variety of groups and agencies. The most common participants in partnerships for housing are non-profit housing societies, health agencies the religious community, school districts, and the provincial government, usually through the BC Housing Management Commission (BC Housing). The GVRD Housing Task Force includes representation from many sectors including the development community, utilities, senior governments and member municipalities.

Partnerships for affordable housing have also been formed in communities as varied as Bowen Island, Burns Lake, Campbell River, Houston, Maple Ridge, West Vancouver and White Rock.

NIMBY STRATEGIES

The Not in My Back Yard (NIMBY) syndrome, and local resistance in general, limits the ability of local governments and developers to build affordable housing and create inclusive neighbourhoods. Seventeen local governments have developed strategies to address NIMBY, while 20 local governments are in the process of developing strategies. Nineteen local governments have developed specific policies or tools to address local resistance to affordable housing development. Kelowna has adopted policies that encourage developers to involve the community early in the development application process. Victoria uses an alternative dispute resolution process involving all parties involved in the development. North Cowichan takes a proactive approach, encouraging capacity building in communities, rather than waiting for the approval process to address local resistance.

The District of Mission has developed a "Neighbourhood Communications and Special Needs Housing Communication Fact Sheet" that must be filled out for multi-unit residential developments and for developments involving special needs housing. When special needs housing is proposed, the district uses the fact sheet to ensure that location, size and design features are addressed and are a good fit with the neighbourhood. The district has found the fact sheet to be a useful tool in promoting informed discussion about proposed developments.

INVENTORIES AND MONITORING OF THE HOUSING STOCK

Residential capacity studies, land inventories and programs to monitor the housing stock are being used by local governments. Fifty-one local governments have completed residential capacity studies, 47 have land inventories and 36 have housing monitoring programs. The number of communities that monitor their housing and land stocks has increased remarkably since 1996. In that year, 39 local governments had undertaken residential capacity studies, 39 had land inventories, and 12 had monitoring programs. Inventories and monitoring programs allow local governments to gather important information about the housing stock in their community. That information can be matched to housing need information and is very useful in the development of housing strategies.

MONITORING PROGRAMS	2000	1996
Residential Capacity Study	51	39
Land Inventory	47	39
Monitoring Program	36	12

RENTAL HOUSING

Rental housing provides affordable accommodation for diverse families and individuals in British Columbia. Local governments have indicated that the most important types of rental housing are traditional apartments, detached houses and secondary suites. While apartments are important rental housing types in large centres, most regions of the province rely on detached housing to meet the demand for rental units. Secondary suites provide important affordable rental units in communities throughout the province.

Many parts of the province have very low vacancy rates coupled with some of the highest housing prices in the country. There is also a trend towards conversion and redevelopment of rental housing, and an absence of rental housing development in the private sector. Several local governments have responded by establishing controls on the conversion or demolition of rental units.

Conversion and/or demolition controls are being used by 23 local governments. Most conversion control policies prohibit conversion of rental housing unless the vacancy rate remains above a given threshold for a period of time. The threshold vacancy rate is commonly set at four per cent, as determined by the CMHC vacancy rate surveys. This type of conversion control is used in a range of communities including Campbell River, Mission, Salmon Arm and Vernon. In Vancouver, conversion and demolition controls have been achieved through the use of demolition permit fees, a tool that is specifically permitted under the Vancouver Charter. New Westminster has addressed a loss of rental stock through placing a complete moratorium on conversions.

The *Local Government Act* also gives local governments the authority to enact standards of maintenance bylaws for rental housing. Through these bylaws, they can ensure that apartment buildings, detached houses, secondary suites and condominiums that are rented meet basic standards of health, comfort and safety. Ten local governments have adopted standards of maintenance bylaws and an additional 14 are considering or developing a bylaw. This is a significant increase since 1996, when only four were using standards of maintenance bylaws. These bylaws are being used by local governments in large urban centres including the District of Esquimalt, the City of New Westminster, City of North Vancouver and the City of Vancouver. They are also in place in a number of smaller and rural centres such as the District of Chetwynd, the City of Chilliwack, the City of Cranbrook, the Village of Radium Hot Springs and the District of Sechelt.

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Secondary Suites

Secondary suites provide an important way of meeting the demand for affordable rental housing. They also provide a source of revenue for those individuals financing the purchase of their home. In addition, suites in detached houses provide a way for seniors to remain in their homes with the security and support of younger tenants nearby. Sixty-five local governments have zoning that allows for secondary suites. Eighteen local governments allow suites in all residential zones. Suites are allowed in specific residential zones, usually single detached zones in another 38 jurisdictions. Eleven local governments address proposals for secondary suites on a spot zoning basis. Two local governments allow secondary suites in all single detached homes in some neighbourhoods, and on a spot-zone basis in others.

SECONDARY SUITES

- **We have always allowed suites in the equivalent of 2-unit (duplex) zone. We now have developed an overlay type of zoning which has the capacity to allow suites through a cheaper, expedited process in nearly all of our residential and agricultural zones. An "S" is added to the zone to signify suite.** ***(City of Kelowna)***
- **The Secondary Suite Program has been designed to legalize existing suites and to simplify and encourage the installation of new suites in existing buildings. The purpose of the program is to ensure all suites meet the minimum safety standards and off street parking requirements.** ***(City of Vancouver)***
- **Permitted as a right in single-detached homes, subject to meeting the requirements of parking, building code and adequate septic system.** ***(City of Maple Ridge)***

Local governments place restrictions on secondary suites to ensure that health and safety standards are met, and to ensure a reasonable fit into residential neighbourhoods. The most common restriction is that suites must meet the requirements of the BC Building Code. One example of a Building Code requirement is that no more than 40 per cent of the total floor area can be used as a suite.

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Other design considerations, such as having suites fit entirely within a single detached home or being located above or below the primary suite, are also common requirements.

Other conditions applied to secondary suites include minimum lot sizes and additional parking requirements. In communities that are not completely serviced with sewer and water, suites are often restricted to areas that have the appropriate infrastructure. Summerland recently amended its zoning bylaw to allow suites in all sewered areas. The amendment followed the construction of a sewer system in 1998 with funding from the federal/provincial infrastructure program.

ADAPTABLE AND ACCESSIBLE HOUSING

Encouraging the development of housing that is suitable for persons with mobility, strength, or stamina impairments is an important aspect of planning for housing in British Columbia. Promoting housing that is both adaptable and accessible ensures housing options for a wider range of people. Adaptable housing has flexible design features that can be adapted to meet the changing needs of any occupant. This can mean adapting to meet the needs of a person with a specific disability, or a person progressing through different stages of life. Adaptable housing is an important way to support independent living. Accessible housing has fixed design features and is usually designed for persons with a specific disability, such as those who use wheelchairs.

Local governments are working to address issues of adaptability and accessibility in their housing stocks. Several local governments have completed reports identifying the population in their community that may require adaptable or accessible housing. Some local governments have developed strategies to address these needs, and to promote these types of housing. Requirements and guidelines have also been developed by some local governments to encourage the development of adaptable or accessible housing.

RESEARCH AND REPORTS

Eleven local governments have reports that identify the population in the community that require either adaptable or accessible housing. Seven other local governments are considering undertaking such a report. These reports have been completed, or arein the process of being completed, by local government staff as part of general housing studies or OCP

processes. Central Saanich, Delta, and Parksville have conducted general housing studies or needs assessments, in which accessibility or adaptability issues were addressed.

In the City of Chilliwack and the City of North Vancouver, studies of the population requiring adaptable or accessible housing were conducted during the process of developing housing policies or the official community plan. Community groups with an interest in seniors and disability issues have also completed reports on this issue. In the District of West Vancouver, for example, the North Shore Advisory Committee on Disability Issues reports to council regarding the population that may require this type of housing.

Reports that identify the population requiring adaptable or accessible housing are extremely useful in developing strategies and policies that address this important housing issue.

STRATEGIES

Twenty local governments have strategies to encourage the development of adaptable or accessible housing. These strategies range from broad policies in official community plans, to the use of innovative planning tools. OCP policies addressing adaptable and accessible housing usually permit this housing type in a wide range of zones. The OCP for the City of White Rock, for example, allows for adaptable housing anywhere in the city, regardless of zoning. OCP policies are also used to encourage the voluntary construction of adaptable and accessible housing. The City of Burnaby has a policy stating that five per cent of all units in the town centre should be accessible to persons with mobility disabilities. The City of Kamloops has a similar policy that addresses the voluntary construction of adaptable housing.

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ADAPTABLE AND ACCESSIBLE HOUSING

- In recognition of the need to provide a range of housing opportunities for persons with special needs, the City will encourage developers, through the planning and development approval process, to voluntarily include 5 per cent of their units as adaptable units in multi-family developments. *(City of Kamloops)*
- The Zoning Bylaw was amended in 1999 to require Adaptable Design Level I in all multi-unit residential buildings with common corridors. *(City of North Vancouver)*
- Density bonus provisions in the R-4 (medium density residential) and R-5 (high density residential) zones are granted for the "provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)." *(District of Salmon Arm)*

Density bonusing is the most commonly used tool to encourage the development of adaptable and accessible units. The District of Salmon Arm applies density bonusing provisions for every accessible unit built in medium and high density residential zones. The Town of Sidney applies density bonusing in certain residential zones if 20 per cent of the proposed units are adaptable. The District of Bowen Island considers both adaptable and accessible housing to be community amenities for which density bonuses are granted.

GUIDELINES

Guidelines for adaptable and accessible housing are being used by 11 local governments, and eight local governments are considering their use. Guidelines often take the form of a checklist for location and design considerations, as is the case in the City of North Vancouver, the City of Victoria and the City of Kamloops. The Town of Sidney has an extremely comprehensive set of guidelines for adaptable housing in its zoning bylaw. They cover standard accessibility issues, such as door and hallway width. However, they also address the needs of persons with strength and stamina impairments. For example, windows that can be opened with one hand and without the need to squeeze or pinch a latch or handle.

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HOUSING FOR INDIVIDUALS WITH SPECIAL NEEDS

For British Columbians with special housing needs, it is not enough to ensure access to housing that is affordable. They require varying degrees of programs and support services to allow them to live independently and realize their full potential.

Local governments in the province are encouraging the development of housing for individuals with special needs. Several local governments have developed definitions of special needs housing. Many have also adopted policies to support the development of special needs housing.

DEFINITIONS OF SPECIAL NEEDS

The term, "special needs" is used to describe individuals with diverse housing needs. Persons with special housing-related needs include:

- individuals with mental or physical disabilities
- individuals with substance misuse issues
- individuals living with HIV/AIDS
- individuals with mental illness
- women and children leaving violent homes or relationships
- children in care of the state
- seniors with mobility, strength or stamina impairments
- individuals who are homeless or at risk of homelessness
- youth at risk of homelessness

The term "special needs housing" is also very broad because a variety of housing types are required to address the needs of this diverse population. Housing for persons with special needs can take the form of emergency shelter for homeless individuals, transitional housing for women leaving abusive homes or relationships, supportive housing for seniors, group homes for persons with severe mental or physical disabilities, or single room occupancy (SRO) hotel units for low income singles.

Fifteen local governments have a definition for special needs housing. There is a wide variety in these definitions, reflecting the range in special needs housing and the ability of local governments to adapt definitions to local conditions. Some are very broad. Others relate to specific types of housing.

Saanich has adopted this broad definition of special needs housing: "the residential use of building constructed and/or managed specifically to accommodate persons with special needs including the elderly, or physically or mentally disabled." The Okanagan-Similkameen Regional District focuses on the importance of non-market housing for persons with special needs within a broad definition: "non-market housing that is oriented to people with special needs including the elderly or mentally disabled who have difficulty finding suitable housing."

Several local governments have definitions of specific types of special needs housing. The most common among these are group homes, transition houses and emergency shelters. Many of these definitions have been adopted from provincial government agencies and documents. The District of Sechelt and the East Kootenay Regional District have adopted definitions for group homes from the *Community Care Facilities Act.* The City of Kelowna and the District of Taylor have adopted the definitions of several special needs housing types used by BC Housing.

POLICIES

In order to encourage the development of special needs housing, many local governments have included policies on special needs housing in their official community plans (OCP). Policies encouraging special needs housing have been adopted in many communities. Similar to definitions of special needs housing, the policies range from broad statements to specific objectives with methods for achieving those objectives. Twenty-nine local governments currently have special needs housing policies, compared to 23 that had such policies in 1996.

General policies have been adopted in several communities. In the City of Langley, for example, "innovative, affordable and special needs housing including seniors-oriented units and housing for the disabled shall be encouraged." In addition, Kamloops has a policy to encourage the development of housing for several identifiable groups including seniors and people with disabilities.

Other communities have more specific policies for addressing special needs housing. Some policies focus on a particular group, while others identify planning methods to encourage special needs housing development. The District of Taylor and the City of White Rock encourage the development of housing for seniors in order to ensure that those with special needs can continue to live in the community. The Thompson-Nicola Regional District specifies the preferred tools for fostering this housing, ". . . the Regional District will encourage the development of innovative types and styles of housing through the application of appropriate 'bonus' and 'inclusionary' zoning regulations."

The City of Armstrong has developed objectives and policies to provide access for groups with special needs to housing that is clean, safe, appropriate

and affordable. Five policies support this main objective including:

- monitoring of the rental stock to ensure that adequate levels are maintained
- the ongoing assessment of the need for affordable and special needs housing
- the use of density bonusing to integrate affordable and special needs housing into the existing stock
- amendments to the zoning bylaw to allow for secondary suites and other solutions to problems of affordability and access
- ensuring physical access and protection against discrimination for special needs groups

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PLANNING TO ADDRESS HOMELESSNESS

There are many indications that homelessness is an increasing problem in communities throughout British Columbia. In many areas, both emergency shelter use and the number of individuals living on the streets are on the rise. Several smaller communities are experiencing homelessness for the first time. In addition, the number of individuals living in housing that does not meet basic standards of health, safety and affordability is increasing. This increase in the number of people considered "at risk" of homelessness has been found in many communities in the province.

PLANNING TO ADDRESS HOMELESSNESS

- The Regional Steering Committee on Homelessness, an intermunicipal and broad stakeholder-based committee is currently developing a regional plan to alleviate and prevent homelessness. The plan is anticipated to be complete in the spring of 2001. *(Greater Vancouver Regional District)*
- Council has supported a City response with federal/provincial money to address homelessness that will be proposed as part of a response to the North Shore Homelessness Survey, and the Regional Plan to address homelessness. *(City of North Vancouver)*
- The City developed a housing reserve fund and added temporary shelters and boarding homes as permitted uses wherever there is a good fit in the zoning by-law. *(City of Kelowna)*
- The City only monitors SRO units pertaining to fire and building codes. Therefore, condition of buildings is the only item monitored. *(City of Revelstoke)*

Homelessness has been identified as an issue in 22 jurisdictions including larger centres such as the Cities of Kamloops, Kelowna, Prince George, Victoria and several member municipalities of the GVRD. Homelessness is also an issue in smaller urbanized areas and suburban areas. The Cities of Colwood and Merritt and the District of Campbell River and Merritt

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all reported a homelessness problem. The issue has usually been identified by council and community groups, however, local government staff, including planners and bylaw enforcement officers, have helped to identify homelessness in several communities.

RESEARCH

Thirteen local governments have conducted research to determine the homeless population within their jurisdiction. Several studies have been conducted in collaboration with other local governments. The City of North Vancouver, the District of North Vancouver and the West Vancouver are working with their health authority, through the North Shore Homelessness Task Group, to conduct a survey of the homeless population. Some local governments have also conducted such research as part of a social or housing needs assessment. In 1993, Kelowna conducted a survey of 83 individuals who are homeless as part of a wider social needs assessment. A similar study was recently undertaken in Fort St. John.

The Federal Homeless Initiative, with funding from the "Supporting Communities Partnership Initiative" (SCPI), has also provided encouragement for local governments to undertake homelessness research. The SCPI is designed, in part, to provide funding for research and planning for local government initiatives to reduce and prevent homelessness. In British Columbia, the GVRD is currently initiating research with its member municipalities to estimate the population that is homeless or at risk of homelessness. The research will also provide a demographic profile of the homeless population.

POLICIES AND STRATEGIES

Local governments have also developed policies and strategies to address homelessness. Six local governments have policies or strategies, and seven

others are in the process of developing them. Several of the policy statements are part of broad special needs statements that focus on encouraging a range of housing options for the homeless among other special needs groups. General policies addressing homelessness and special needs housing can be found in the OCPs of the Cities of Kamloops and New Westminster.

Some local governments have developed more specific strategies for addressing homelessness. Kelowna and Vancouver have developed strategies to counsel and relocate tenants who have been evicted, particularly due to building demolition or closure. Tenant assistance strategies are aimed at preventing homelessness among the "at risk" population. In Surrey some of the strategies used include zoning for shelters in appropriate areas, and facilitating the development of emergency shelters and transitional housing.

PLANNING AND FUNDING

Direct local government assistance in the form of planning or funding for any emergency shelter or housing proposal targeted to the homeless population can make the difference between the success and failure of a project. Six local governments provide such planning services and funding and five are considering making these contributions.

Local governments that provide planning services and funding support community organizations that are committed to addressing the homelessness problem. The City of Kelowna, for example, regularly provides maximum assistance at the planning stages and contributes grants in the amount of institutional development cost charges to such proposals.

Smaller communities have also provided support. The development of the Cool Waters non-profit housing complex in Port Alberni involved several committed community organizations and support

from both the local and provincial governments. While many factors contributed to the success of this project, support from knowledgeable staff in the Port Alberni planning department was an important contribution.

SINGLE ROOM OCCUPANCY HOUSING

SRO units are used as a source of long-term housing and can be found in hotels and motels, or in rooming and boarding houses, in communities throughout British Columbia. Often considered affordable housing (despite being far more expensive on a square foot basis than traditional rental accommodation), SRO units represent the housing of last resort for many individuals who are at risk of becoming homeless.

The stock of SRO units is fast disappearing due to demolition, conversion and redevelopment in several communities. In response to this loss of stock, and issues of health and safety standards in existing SRO buildings, nine local governments are monitoring the number and/or condition of SRO units. Some communities monitor the condition of units in the process of fire code or health inspections. Other local governments, including the Cities of Kelowna and Vancouver, have established regular monitoring programs. The City of Kamloops has struck a Rooming House Task Force in support of OCP policies to monitor the condition of these units.

FOCUS ON SMALLER COMMUNITIES

In responding to the local government housing survey, smaller communities indicated that their housing related issues differ greatly from those of larger urban centres. The main issues identified by local governments in smaller communities were:

- the need for improvements to infrastructure that would facilitate housing development
- a declining population leading to an over supply of housing and high vacancy rates.

Additional issues in some communities were:

- a shortage of rental housing
- a lack of housing options for seniors, so they can continue to live in the community throughout their lives.

There are many communities in British Columbia that depend on tourism as their primary source of revenue and employment. In communities such as Invermere, Radium Hot Springs and Tofino the most important housing issue is a lack of affordable rental housing for seasonal workers.

Local governments in smaller communities also indicated several barriers to the use of the planning tools allowed under the *Local Government Act*. The most common reason given for not using these tools was a perceived lack of need. In many communities, land costs and housing prices are relatively low, and affordability is not a significant concern.

The financial and staff resources required to implement housing strategies and use housing related planning tools form a significant barrier. Local governments in smaller communities tend to focus their limited resources on tangible community improvements, particularly infrastructure. There is

also a perception that planning tools are designed with larger urban areas in mind, and do not fit the conditions in small or rural communities. For these reasons, local governments in smaller communities tend to take a more conventional approach to planning for housing.

Several local governments have worked to identify and address local housing issues in smaller centres. One successful method has been to focus resources on one or two key housing issues. The District of Invermere has identified a lack of affordable rental housing for seasonal employees as a key housing issue. It has responded by encouraging developers to build rental housing, and by permitting secondary suites in all single-family residential zones. Invermere also intends to focus on adaptable and accessible housing in its new OCP and zoning bylaw.

Another technique to encourage the development of affordable, rental and special needs housing in smaller communities is to work in partnership with community groups and other levels of government. In 1999, "The Gables" affordable rental housing development was completed in Grand Forks. The development was undertaken by the Grand Forks and District Housing Society with funding from BC Housing and the City of Grand Forks. The city also contributed land leased at $1 per year for 60 years. The development includes 25 units of affordable rental housing, one of which is an accessible unit for persons with disabilities.

SUMMARY

The *Local Government Act* provides local governments with a wide range of powers to address housing needs in the communities they represent. Since 1996, local governments have increasingly risen to the challenge to encourage and plan for the development of housing that meets the needs of a diverse and growing population.

IN SUMMARY:

- Most of the local governments that responded to the survey have adopted housing policies in their OCP or in another planning document.
- Definitions of "affordable housing" have been developed by several local governments. These definitions are often part of a housing strategy that also addresses policies and specific methods of responding to housing issues. Since 1996, the number of local governments that have housing strategy documents has more than doubled.
- A variety of innovative zoning techniques are being used to encourage the development of affordable, rental and special needs housing. Density bonusing and comprehensive development zoning have been used by many local governments. The use of these tools has increased significantly since 1996.
- Local governments are also encouraging increased density and the provision of affordable housing types through zoning for housing above shops, manufactured home parks, secondary suites and small lots for single detached dwellings.
- An increasing number of local governments are planning to encourage the development of adaptable and accessible housing. Guidelines for the construction of adaptable housing have been developed in several jurisdictions.

- Definitions for "special needs housing" have been developed by many local governments. The variety in these definitions points to the range of housing types required to address the needs of this diverse population.

- In communities where homelessness has been identified as an issue, local governments are using a variety of techniques to address the problem. They are conducting research, developing strategy documents and funding initiatives.

- Smaller communities in British Columbia have housing related issues that differ greatly from those in larger urban areas. Smaller communities are addressing their housing issues in ways that are locally appropriate. This often means focussing on one or two issues, or partnering with other local governments or provincial agencies to conduct research.

APPENDIX A

LOCAL GOVERNMENT HOUSING PLANNING INITIATIVES

This appendix provides more information about which local governments have adopted policies and are using tools. Phone numbers are provided to assist in researching specific examples.

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HOUSING PLANNING AND POLICIES

Housing Policies Included in OCP or Other Plan

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Armstrong	Administration	(250) 546-3023
City of Burnaby	Planning	(604) 294-7430
City of Castlegar	Development Services	(250) 365-7227
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Courtenay	Development Services	(250) 334-4441
City of Dawson Creek		(250) 784-3600
City of Duncan	Administration	(250) 746-6126
City of Grand Forks		(250) 442-8266
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Langley	Development Services	(604) 514-2817
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Alberni	Planning	(250) 720-2850
City of Port Coquitlam	Development Services	(604) 944-5442
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
City of Victoria	Community Services	(250) 361-0290
Resort Municipality of Whistler	Planning	(604) 932-5535
District of 100 Mile House	Administration	(250) 395-2434
District of Bowen Island		(604) 947-0421
District of Campbell River	Planning Department	(250) 286-5728
District of Central Saanich	Planning Department	(250) 544-4214
District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of Fort St. James		(250) 996-8233
District of Invermere	Development Services	(250) 342-9281
District of Langford	Planning	(250) 474-6919
District of Mission	Community Development	(604) 820-3751
District of North Vancouver	Community Planning	(604) 990-2378
District of Pitt Meadows	Development Services	(604) 465-2432
District of Powell River	Planning	(604) 485-8613
District of Saanich	Planning Department	(250) 475-1775
District of Salmon Arm	Development Services	(250) 832 6096
District of Sechelt	Planning and Development	(604) 885-1986
District of Sparwood	Administration	(250) 425-6271
District of Summerland	Development Services	(250) 494-1373
District of Taylor	Administration	(250) 789-3392
Town of Comox		(250) 339-2202
Town of Gibsons	Planning	(604) 886-2274
Town of Golden	Administration	(250) 344-2271
Town of Sidney	Development Services	(250) 656-1725

Town of Smithers	Administration	(250) 847-1600
Village of Burns Lake		(250) 692-7587
Village of Cache Creek	Administration	(250) 457-6237
Village of Clinton	Administration	(250) 459-2261
Village of Hazelton		(250) 842-5991
Village of Kaslo		(250) 353-2311
Village of Keremeos		(250) 499-2711
Village of Nakusp	Administration	(250) 265-3689
Village of Telkwa	Administration	(250) 846-5212
Village of Valemount	Administration	(250) 566-4435
Bulkley-Nechako RD	Planning	(250) 692-3195
Capital RD	Municipal Services	(250) 642-1617
Cariboo RD	Planning Services	(250) 392-3351
Central Kootenay RD	Planning	(250) 352-8159
Columbia-Shuswap RD	Development Services	(250) 832-8194
Cowichan Valley RD	Development Services	(250) 746-2620
East Kootenay RD		(250) 489-3498
Fraser Valley RD	Development Services	(604) 702-5052
Kootenay Boundary RD	Planning Department	(250) 368-9148
North Okanagan RD	Development Services	(250) 545-5368
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Powell River RD		(604) 483-3231
Skeena-Queen Charlotte RD		(250) 627-8493
Sunshine Coast RD	Planning and Development Services	(604) 885-2261
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

Considering

City of Fort St. John	Engineering	(250) 787-8150
City of Revelstoke	Planning and Building Department	(250)837-3637
City of Terrace	Development Services	(250) 615-4028
City of White Rock	Planning	(604) 541-2142
District of Lake Country	Development Services	(250) 766-5682
District of North Cowichan	Planning	(250) 746-3120
District of Peachland	Planning and Development Services	(250) 767-2647
District of Tofino	Planning	(250) 725-3229
District of West Vancouver	Planning	(604) 925-7235
Town of Creston		(250) 428-2214
Village of Pouce Coupe		(250) 786-5794
Village of Radium Hot Springs		(250) 347-6455

Housing Strategies

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Armstrong	Administration	(250) 546-3023
City of Burnaby	Planning	(604) 294-7430
City of Castlegar	Development Services	(250) 365-7227
City of Colwood	Planning	(250) 478-5590
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of Enderby	Administration	(250) 838-7230
City of Fort St. John	Engineering	(250) 787-8150
City of Grand Forks		(250) 442-8266
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Langley	Development Services	(604) 514-2817

City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Coquitlam	Development Services	(604) 944-5442
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
City of Victoria	Community Services	(250) 361-0290
Resort Municipality of Whistler	Planning	(604) 932-5535
District of 100 Mile House	Administration	(250) 395-2434
District of Central Saanich	Planning Department	(250) 544-4214
District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
District of Mission	Community Development	(604) 820-3751
District of North Vancouver	Community Planning	(604) 990-2378
District of Peachland	Planning and Development Services	(250) 767-2647
District of Sechelt	Planning and Development	(604) 885-1986
District of Taylor	Administration	(250) 789-3392
Town of Comox		(250) 339-2202
Town of Creston		(250) 428-2214
Town of Golden	Administration	(250) 344-2271
Town of Sidney	Development Services	(250) 656-1725
Village of Burns Lake		(250) 692-7587
Village of Hazelton		(250) 842-5991
Village of Kaslo		(250) 353-2311
Capital RD	Municipal Services	(250) 642-1617
East Kootenay RD		(250) 489-3498
Fraser Valley RD	Development Services	(604) 702-5052
North Okanagan RD	Development Services	(250) 545-5368
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Sunshine Coast RD	Planning and Development Services	(604) 885-2261

Definitions of Affordable Housing

City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Richmond	Urban Development—Land Use	(604) 276-4194
City of Vancouver	Housing Centre	(250) 871-6025
City of Victoria	Community Services	(250) 361-0290
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Bowen Island		(604) 947-0421
District of Delta	Community Planning and Devel.	(604) 946-3355
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of Mission	Community Development	(604) 820-3751
District of Peachland	Planning and Development Services	(250) 767-2647
District of Saanich	Planning Department	(250) 475-1775

District of Sechelt	Planning and Development	(604) 885-1986
District of Taylor	Administration	(250) 789-3392
Village of Burns Lake		(250) 692-7587
Village of Cache Creek	Administration	(250) 457-6237
Village of Hazelton		(250) 842-5991
Village of Kaslo		(250) 353-2311

HOUSING PLANNING TOOLS

Density Bonusing

City of Armstrong	Administration	(250) 546-3023
City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Courtenay	Development Services	(250) 334-4441
City of Enderby	Administration	(250) 838-7230
City of Fort St. John	Engineering	(250) 787-8150
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Alberni	Planning	(250) 720-2850
City of Port Moody	Planning and Development	(604) 469-4545
City of Revelstoke	Planning and Building Department	(250)837-3637
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
City of Victoria	Community Services	(250) 361-0290
District of Campbell River	Planning Department	(250) 286-5728
District of Langford	Planning	(250) 474-6919
District of Peachland	Planning and Development	(250) 767-2647
District of Pitt Meadows	Development Services	(604) 465-2432
District of Powell River	Planning	(604) 485-8613
District of Salmon Arm	Development Services	(250) 832 6096
District of Sechelt	Planning and Development	(604) 885-1986
Town of Gibsons	Planning	(604) 886-2274
Town of Sidney	Development Services	(250) 656-1725
Comox-Strathcona RD	Planning	(250) 334-6000
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Sunshine Coast RD	Planning and Development	(604) 885-2261

Considering

City of Castlegar	Development Services	(250) 365-7227
City of Coquitlam	Planning and Development	(604) 927-3412
City of Port Coquitlam	Development Services	(604) 944-5442
City of Prince George	Development Services	(604) 561-7617
City of White Rock	Planning	(604) 541-2142
District of Chetwynd	Administration	(250) 788-2281
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of Invermere	Development Services	(250) 342-9281
District of Lake Country	Development Services	(250) 766-5682
District of Mission	Community Development	(604) 820-3751
District of North Cowichan	Planning	(250) 746-3120
District of North Vancouver	Community Planning	(604) 990-2378
District of Saanich	Planning Department	(250) 475-1775
District of Tofino	Planning	(250) 725-3229
Town of Golden	Administration	(250) 344-2271
Village of Burns Lake		(250) 692-7587

Bulkley-Nechako RD	Planning	(250) 692-3195
Nanaimo RD	Planning	(250) 390-6510
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

Comprehensive Development Zoning

City of Burnaby	Planning	(604) 294-7430
City of Castlegar	Development Services	(250) 365-7227
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Courtenay	Development Services	(250) 334-4441
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of Grand Forks		(250) 442-8266
City of Kelowna	Planning and Development	(250) 862-3339, 448
City of Langley	Development Services	(604) 514-2817
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Coquitlam	Development Services	(604) 944-5442
City of Port Moody	Planning and Development	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Revelstoke	Planning and Building Department	(250)837-3637
City of Richmond	Urban Development—Land Use	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development	(250) 545-1361
City of Victoria	Community Services	(250) 361-0290
City of White Rock	Planning	(604) 541-2142
District of 100 Mile House	Administration	(250) 395-2434
District of Bowen Island		(604) 947-0421
District of Campbell River	Planning Department	(250) 286-5728
District of Delta	Community Planning and Development	(604) 946-3355
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of Houston		(250) 845-2238
District of Langford	Planning	(250) 474-6919
District of Mission	Community Development	(604) 820-3751
District of North Vancouver	Community Planning	(604) 990-2378
District of Peachland	Planning and Development Services	(250) 767-2647
District of Pitt Meadows	Development Services	(604) 465-2432
District of Powell River	Planning	(604) 485-8613
District of Sechelt	Planning and Development	(604) 885-1986
Town of Gibsons	Planning	(604) 886-2274
Town of Sidney	Development Services	(250) 656-1725
Village of Burns Lake		(250) 692-7587
Village of Keremeos		(250) 499-2711
Village of Pouce Coupe		(250) 786-5794
Capital RD	Municipal Services	(250) 642-1617
Cariboo RD	Planning Services	(250) 392-3351
Comox-Strathcona RD	Planning	(250) 334-6000
East Kootenay RD		(250) 489-3498
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

Considering

City of Armstrong	Administration	(250) 546-3023
City of Enderby	Administration	(250) 838-7230
City of Merritt	Planning	(250) 378-4224

City of New Westminster	Planning Department	(604) 527-4556
City of Terrace	Development Services	(250) 615-4028
District of Chetwynd	Administration	(250) 788-2281
District of Fort St. James		(250) 996-8233
District of Invermere	Development Services	(250) 342-9281
District of Lake Country	Development Services	(250) 766-5682
District of North Cowichan	Planning	(250) 746-3120
District of Salmon Arm	Development Services	(250) 832 6096
District of Summerland	Development Services	(250) 494-1373
District of Tofino	Planning	(250) 725-3229
Town of Creston		(250) 428-2214
Town of Golden	Administration	(250) 344-2271
Village of Kaslo		(250) 353-2311
Village of Sayward		(250) 282-5512
Columbia-Shuswap RD	Development Services	(250) 832-8194
Cowichan Valley RD	Development Services	(250) 746-2620
Nanaimo RD	Planning	(250) 390-6510
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Squamish-Lillooet RD	Planning	(604) 894-6371

Inclusionary Zoning

City of Burnaby	Planning	(604) 294-7430
City of Colwood	Planning	(250) 478-5590
City of Parksville	Community Planning and Building	(250) 954-4660
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Vancouver	Housing Centre	(250) 871-6025
City of Victoria	Community Services	(250) 361-0290
City of White Rock	Planning	(604) 541-2142
District of Sechelt	Planning and Development	(604) 885-1986
East Kootenay RD		(250) 489-3498

Considering

City of Armstrong	Administration	(250) 546-3023
City of Chilliwack	Municipal Development	(604) 793-2966
City of North Vancouver	Development Services	(604) 983-7380
City of Prince George	Development Services	(604) 561-7617
City of Revelstoke	Planning and Building Department	(250)837-3637
District of Campbell River	Planning Department	(250) 286-5728
District of Chetwynd	Administration	(250) 788-2281
District of Invermere	Development Services	(250) 342-9281
District of Mission	Community Development	(604) 820-3751
District of North Vancouver	Community Planning	(604) 990-2378
District of Tofino	Planning	(250) 725-3229
Town of Golden	Administration	(250) 344-2271
Village of Burns Lake		(250) 692-7587
Columbia-Shuswap RD	Development Services	(250) 832-8194
Cowichan Valley RD	Development Services	(250) 746-2620
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

Zoning for Increased Density in Existing Neighbourhoods

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Burnaby	Planning	(604) 294-7430
City of Castlegar	Development Services	(250) 365-7227
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Duncan	Administration	(250) 746-6126
City of Grand Forks		(250) 442-8266
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Langley	Development Services	(604) 514-2817
City of New Westminster	Planning Department	(604) 527-4556
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Coquitlam	Development Services	(604) 944-5442
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
City of Victoria	Community Services	(250) 361-0290
City of White Rock	Planning	(604) 541-2142
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Campbell River	Planning Department	(250) 286-5728
District of Delta	Community Planning and Development	(604) 946-3355
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of Lake Country	Development Services	(250) 766-5682
District of Langford	Planning	(250) 474-6919
District of Mission	Community Development	(604) 820-3751
District of Peachland	Planning and Development Services	(250) 767-2647
District of Pitt Meadows	Development Services	(604) 465-2432
District of Salmon Arm	Development Services	(250) 832 6096
District of Sechelt	Planning and Development	(604) 885-1986
Town of Comox		(250) 339-2202
Town of Gibsons	Planning	(604) 886-2274
Town of Sidney	Development Services	(250) 656-1725
Town of Smithers	Administration	(250) 847-1600
Village of Burns Lake		(250) 692-7587
Village of Kaslo		(250) 353-2311
Village of Lytton	Administration	(250) 455-2355
Village of Valemount	Administration	(250) 566-4435
Cariboo RD	Planning Services	(250) 392-3351
Cowichan Valley RD	Development Services	(250) 746-2620
North Okanagan RD	Development Services	(250) 545-5368
Sunshine Coast RD	Planning and Development Services	(604) 885-2261

Considering

City of Armstrong	Administration	(250) 546-3023
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Courtenay	Development Services	(250) 334-4441
City of Fort St. John	Engineering	(250) 787-8150
City of Merritt	Planning	(250) 378-4224
City of North Vancouver	Development Services	(604) 983-7380

City of Revelstoke	Planning and Building Department	(250)837-3637
District of Central Saanich	Planning Department	(250) 544-4214
District of Chetwynd	Administration	(250) 788-2281
District of Invermere	Development Services	(250) 342-9281
District of North Cowichan	Planning	(250) 746-3120
District of North Vancouver	Community Planning	(604) 990-2378
District of Summerland	Development Services	(250) 494-1373
Town of Golden	Administration	(250) 344-2271
Village of Pouce Coupe		(250) 786-5794
Village of Telkwa	Administration	(250) 846-5212
Cowichan Valley RD	Development Services	(250) 746-2620
Nanaimo RD	Planning	(250) 390-6510

Zoning for Increase Density in New Neighbourhoods

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Burnaby	Planning	(604) 294-7430
City of Castlegar	Development Services	(250) 365-7227
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of New Westminster	Planning Department	(604) 527-4556
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Revelstoke	Planning and Building Department	(250)837-3637
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Campbell River	Planning Department	(250) 286-5728
District of Delta	Community Planning and Development	(604) 946-3355
District of Lake Country	Development Services	(250) 766-5682
District of Langford	Planning	(250) 474-6919
District of Mission	Community Development	(604) 820-3751
District of Peachland	Planning and Development Services	(250) 767-2647
District of Pitt Meadows	Development Services	(604) 465-2432
District of Salmon Arm	Development Services	(250) 832 6096
District of Sechelt	Planning and Development	(604) 885-1986
District of West Vancouver	Planning	(604) 925-7235
Town of Comox		(250) 339-2202
Town of Gibsons	Planning	(604) 886-2274
Town of Sidney	Development Services	(250) 656-1725
Town of Smithers	Administration	(250) 847-1600
Village of Burns Lake		(250) 692-7587
Village of Keremeos		(250) 499-2711
Cowichan Valley RD	Development Services	(250) 746-2620
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109

Considering

City of Armstrong	Administration	(250) 546-3023
City of Courtenay	Development Services	(250) 334-4441
City of Fort St. John	Engineering	(250) 787-8150
City of Merritt	Planning	(250) 378-4224
City of North Vancouver	Development Services	(604) 983-7380
District of Chetwynd	Administration	(250) 788-2281
District of Invermere	Development Services	(250) 342-9281
District of North Cowichan	Planning	(250) 746-3120
District of Summerland	Development Services	(250) 494-1373
Town of Golden	Administration	(250) 344-2271
Village of Lytton	Administration	(250) 455-2355
Village of Radium Hot Springs		(250) 347-6455
Village of Telkwa	Administration	(250) 846-5212
Comox-Strathcona RD	Planning	(250) 334-6000
Nanaimo RD	Planning	(250) 390-6510
North Okanagan RD	Development Services	(250) 545-5368
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

Small Lot Zoning

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Armstrong	Administration	(250) 546-3023
City of Burnaby	Planning	(604) 294-7430
City of Castlegar	Development Services	(250) 365-7227
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Courtenay	Development Services	(250) 334-4441
City of Duncan	Administration	(250) 746-6126
City of Grand Forks		(250) 442-8266
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Alberni	Planning	(250) 720-2850
City of Port Coquitlam	Development Services	(604) 944-5442
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
City of Victoria	Community Services	(250) 361-0290
City of White Rock	Planning	(604) 541-2142
Resort Municipality of Whistler	Planning	(604) 932-5535
District of 100 Mile House	Administration	(250) 395-2434
District of Campbell River	Planning Department	(250) 286-5728
District of Central Saanich	Planning Department	(250) 544-4214
District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
District of Invermere	Development Services	(250) 342-9281
District of Langford	Planning	(250) 474-6919
District of Mackenzie	Building	(250) 997-3221
District of Mission	Community Development	(604) 820-3751
District of North Cowichan	Planning	(250) 746-3120

District of North Vancouver	Community Planning	(604) 990-2378
District of Peachland	Planning and Development Services	(250) 767-2647
District of Pitt Meadows	Development Services	(604) 465-2432
District of Saanich	Planning Department	(250) 475-1775
District of West Vancouver	Planning	(604) 925-7235
Town of Comox		(250) 339-2202
Town of Creston		(250) 428-2214
Town of Gibsons	Planning	(604) 886-2274
Town of Port McNeill	Administration	(250) 956-3111
Town of Sidney	Development Services	(250) 656-1725
Town of Smithers	Administration	(250) 847-1600
Village of Keremeos		(250) 499-2711
Village of Telkwa	Administration	(250) 846-5212
Village of Valemount	Administration	(250) 566-4435
Bulkley-Nechako	Planning	(250) 692-3195
Columbia-Shuswap RD	Development Services	(250) 832-8194
Cowichan Valley RD	Development Services	(250) 746-2620
Sunshine Coast RD	Planning and Development Services	(604) 885-2261

Considering

City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Fort St. John	Engineering	(250) 787-8150
City of Merritt	Planning	(250) 378-4224
City of Prince George	Development Services	(604) 561-7617
City of Revelstoke	Planning and Building Department	(250)837-3637
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of Fort St. James		(250) 996-8233
District of Lake Country	Development Services	(250) 766-5682
District of Sechelt	Planning and Development	(604) 885-1986
District of Summerland	Development Services	(250) 494-1373
Comox-Strathcona RD	Planning	(250) 334-6000
Nanaimo RD	Planning	(250) 390-6510
Skeena-Queen Charlotte RD		(250) 627-8493
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

Zoning for Housing Above Shops

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Armstrong	Administration	(250) 546-3023
City of Burnaby	Planning	(604) 294-7430
City of Castlegar	Development Services	(250) 365-7227
City of Chilliwack	Municipal Development	(604) 793-2966
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Courtenay	Development Services	(250) 334-4441
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of Dawson Creek		(250) 784-3600
City of Duncan	Administration	(250) 746-6126
City of Fort St. John	Engineering	(250) 787-8150
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Langley	Development Services	(604) 514-2817
City of Merritt	Planning	(250) 378-4224
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660

City of Port Alberni	Planning	(250) 720-2850
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
City of Victoria	Community Services	(250) 361-0290
City of White Rock	Planning	(604) 541-2142
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Campbell River	Planning Department	(250) 286-5728
District of Central Saanich	Planning Department	(250) 544-4214
District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of Fort St. James		(250) 996-8233
District of Houston		(250) 845-2238
District of Langford	Planning	(250) 474-6919
District of Mackenzie	Building	(250) 997-3221
District of Mission	Community Development	(604) 820-3751
District of New Hazelton	Administration	(250) 842-6571
District of Peachland	Planning and Development Services	(250) 767-2647
District of Pitt Meadows	Development Services	(604) 465-2432
District of Salmon Arm	Development Services	(250) 832 6096
District of Sechelt	Planning and Development	(604) 885-1986
District of Sparwood	Administration	(250) 425-6271
District of Summerland	Development Services	(250) 494-1373
District of Taylor	Administration	(250) 789-3392
District of West Vancouver	Planning	(604) 925-7235
Town of Comox		(250) 339-2202
Town of Creston		(250) 428-2214
Town of Gibsons	Planning	(604) 886-2274
Town of Golden	Administration	(250) 344-2271
Town of Port McNeill	Administration	(250) 956-3111
Town of Sidney	Development Services	(250) 656-1725
Town of Smithers	Administration	(250) 847-1600
Village of Burns Lake		(250) 692-7587
Village of Cache Creek	Administration	(250) 457-6237
Village of Clinton	Administration	(250) 459-2261
Village of Gold River		(250) 283-2202
Village of Hazelton		(250) 842-5991
Village of Kaslo		(250) 353-2311
Village of Keremeos		(250) 499-2711
Village of Radium Hot Springs		(250) 347-6455
Village of Silverton	Administration	(250) 358-2472
Village of Telkwa	Administration	(250) 846-5212
Village of Valemount	Administration	(250) 566-4435
Capital RD	Municipal Services	(250) 642-1617
Central Kootenay RD	Planning	(250) 352-8159
Columbia-Shuswap RD	Development Services	(250) 832-8194
Cowichan Valley RD	Development Services	(250) 746-2620
East Kootenay RD		(250) 489-3498
Fraser Valley RD	Development Services	(604) 702-5052
Kitimat-Stikine RD	Planning and Development Services	(250) 615-6100
Kootenay Boundary RD	Planning Department	(250) 368-9148

North Okanagan RD	Development Services	(250) 545-5368
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Squamish-Lillooet RD	Planning	(604) 894-6371
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

Considering

City of Colwood	Planning	(250) 478-5590
City of Enderby	Administration	(250) 838-7230
City of Grand Forks		(250) 442-8266
City of Port Coquitlam	Development Services	(604) 944-5442
District of 100 Mile House	Administration	(250) 395-2434
District of Invermere	Development Services	(250) 342-9281
District of Lake Country	Development Services	(250) 766-5682
District of North Cowichan	Planning	(250) 746-3120
District of Saanich	Planning Department	(250) 475-1775
Village of Lytton	Administration	(250) 455-2355
Cowichan Valley RD	Development Services	(250) 746-2620
Comox-Strathcona RD	Planning	(250) 334-6000
Nanaimo RD	Planning	(250) 390-6510

Zoning for Manufactured Home Parks

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Armstrong	Administration	(250) 546-3023
City of Castlegar	Development Services	(250) 365-7227
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Courtenay	Development Services	(250) 334-4441
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of Dawson Creek		(250) 784-3600
City of Enderby	Administration	(250) 838-7230
City of Grand Forks		(250) 442-8266
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Merritt	Planning	(250) 378-4224
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Alberni	Planning	(250) 720-2850
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Revelstoke	Planning and Building Department	(250)837-3637
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
District of 100 Mile House	Administration	(250) 395-2434
District of Campbell River	Planning Department	(250) 286-5728
District of Chetwynd	Administration	(250) 788-2281
District of Fort St. James		(250) 996-8233
District of Houston		(250) 845-2238
District of Invermere	Development Services	(250) 342-9281
District of Lake Country	Development Services	(250) 766-5682
District of Langford	Planning	(250) 474-6919
District of Mackenzie	Building	(250) 997-3221
District of New Hazelton	Administration	(250) 842-6571
District of Peachland	Planning and Development Services	(250) 767-2647
District of Salmon Arm	Development Services	(250) 832 6098
District of Sechelt	Planning and Development	(604) 885-1986

District of Sparwood	Administration	(250) 425-6271
Town of Comox		(250) 339-2202
Town of Creston		(250) 428-2214
Town of Golden	Administration	(250) 344-2271
Town of Port McNeill	Administration	(250) 956-3111
Town of Smithers	Administration	(250) 847-1600
Village of Burns Lake		(250) 692-7587
Village of Cache Creek	Administration	(250) 457-6237
Village of Clinton	Administration	(250) 459-2261
Village of Keremeos		(250) 499-2711
Village of Pouce Coupe		(250) 786-5794
Village of Telkwa	Administration	(250) 846-5212
Village of Valemount	Administration	(250) 566-4435
Alberni-Clayoquot RD	Planning	(250) 720-2709
Bulkley-Nechako	Planning	(250) 692-3195
Cariboo RD	Planning Services	(250) 392-3351
Central Kootenay RD	Planning	(250) 352-8159
Columbia-Shuswap RD	Development Services	(250) 832-8194
Comox-Strathcona RD	Planning	(250) 334-6000
Cowichan Valley RD	Development Services	(250) 746-2620
East Kootenay RD		(250) 489-3498
Fraser Valley RD	Development Services	(604) 702-5052
Kitimat-Stikine RD	Planning and Development Services	(250) 615-6100
Kootenay Boundary RD	Planning Department	(250) 368-9148
North Okanagan RD	Development Services	(250) 545-5368
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Skeena-Queen Charlotte RD		(250) 627-8493
Sunshine Coast RD	Planning and Development Services	(604) 885-2261
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

Considering

City of Fort St. John	Engineering	(250) 787-8150
City of North Vancouver	Development Services	(604) 983-7380
District of Mission	Community Development	(604) 820-3751
District of Pitt Meadows	Development Services	(604) 465-2432
District of Summerland	Development Services	(250) 494-1373

Zoning for Secondary Suites

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Armstrong	Administration	(250) 546-3023
City of Castlegar	Development Services	(250) 365-7227
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Courtenay	Development Services	(250) 334-4441
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of Grand Forks		(250) 442-8266
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Merritt	Planning	(250) 378-4224
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Coquitlam	Development Services	(604) 944-5442

City of Revelstoke	Planning and Building Department	(250)837-3637
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
City of Victoria	Community Services	(250) 361-0290
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Campbell River	Planning Department	(250) 286-5728
District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
District of Invermere	Development Services	(250) 342-9281
District of Langford	Planning	(250) 474-6919
District of Mission	Community Development	(604) 820-3751
District of Peachland	Planning and Development Services	(250) 767-2647
District of Salmon Arm	Development Services	(250) 832 6096
District of Summerland	Development Services	(250) 494-1373
District of Tofino	Planning	(250) 725-3229
Town of Comox		(250) 339-2202
Town of Golden	Administration	(250) 344-2271
Town of Port McNeill	Administration	(250) 956-3111
Town of Sidney	Development Services	(250) 656-1725
Town of Smithers	Administration	(250) 847-1600
Village of Clinton	Administration	(250) 459-2261
Village of Pouce Coupe		(250) 786-5794
Village of Radium Hot Springs		(250) 347-6455
Village of Valemount	Administration	(250) 566-4435
Bulkley-Nechako RD	Planning	(250) 692-3195
Capital RD	Municipal Services	(250) 642-1617
Cariboo RD	Planning Services	(250) 392-3351
Cowichan Valley RD	Development Services	(250) 746-2620
East Kootenay RD		(250) 489-3498
North Okanagan RD	Development Services	(250) 545-5368
Nanaimo RD	Planning	(250) 390-6510
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Peace River RD	Development Services	(250) 784-3200
Squamish-Lillooet RD	Planning	(604) 894-6371
Sunshine Coast RD	Planning and Development Services	(604) 885-2261

Considering

City of Burnaby	Planning	(604) 294-7430
City of Fort St. John	Engineering	(250) 787-8150
City of Prince George	Development Services	(604) 561-7617
District of Central Saanich	Planning Department	(250) 544-4214
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of Lake Country	Development Services	(250) 766-5682
District of New Hazelton	Administration	(250) 842-6571
District of North Cowichan	Planning	(250) 746-3120
District of Pitt Meadows	Development Services	(604) 465-2432
Village of Sayward		(250) 282-5512
Columbia-Shuswap RD	Development Services	(250) 832-8194
Kootenay Boundary RD	Planning Department	(250) 368-9148

Housing Agreements

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Grand Forks		(250) 442-8266
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Coquitlam	Development Services	(604) 944-5442
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Victoria	Community Services	(250) 361-0290
City of White Rock	Planning	(604) 541-2142
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Bowen Island		(604) 947-0421
District of Central Saanich	Planning Department	(250) 544-4214
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of Invermere	Development Services	(250) 342-9281
District of Peachland	Planning and Development Services	(250) 767-2647
District of Salmon Arm	Development Services	(250) 832 6096
District of Sechelt	Planning and Development	(604) 885-1986
Town of Sidney	Development Services	(250) 656-1725
Cowichan Valley RD	Development Services	(250) 746-2620
East Kootenay RD		(250) 489-3498
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Sunshine Coast RD	Planning and Development Services	(604) 885-2261

"Fast-tracking" Development Applications

City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Dawson Creek		(250) 784-3600
City of Fort St. John	Engineering	(250) 787-8150
City of Kamloops	Development Services	(250) 828-3564
City of North Vancouver	Development Services	(604) 983-7380
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Terrace	Development Services	(250) 615-4028
City of Victoria	Community Services	(250) 361-0290
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Fort St. James		(250) 996-8233
District of Mission	Community Development	(604) 820-3751
District of Peachland	Planning and Development Services	(250) 767-2647
District of Sechelt	Planning and Development	(604) 885-1986
District of Taylor	Administration	(250) 789-3392
Town of Creston		(250) 428-2214
Town of Gibsons	Planning	(604) 886-2274
Town of Golden	Administration	(250) 344-2271

Considering

City of Colwood	Planning	(250) 478-5590
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of New Westminster	Planning Department	(604) 527-4556
City of Victoria	Community Services	(250) 361-0290
District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
Village of Burns Lake		(250) 692-7587
Village of Keremeos		(250) 499-2711
Cowichan Valley RD	Development Services	(250) 746-2620

Waiving Development Fees

City of Kamloops	Development Services	(250) 828-3564
City of Terrace	Development Services	(250) 615-4028
City of Victoria	Community Services	(250) 361-0290
District of Mission	Community Development	(604) 820-3751
District of Peachland	Planning and Development Services	(250) 767-2647
District of Taylor	Administration	(250) 789-3392
Town of Golden	Administration	(250) 344-2271

Considering

City of Coquitlam	Planning and Development Services	(604) 927-3412
City of North Vancouver	Development Services	(604) 983-7380
City of Port Moody	Planning and Development Services	(604) 469-4545
District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
Village of Burns Lake		(250) 692-7587

Housing Reserve Funds

City of Colwood	Planning	(250) 478-5590
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of North Vancouver	Development Services	(604) 983-7380
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Vancouver	Housing Centre	(250) 871-6025
District of Powell River	Planning	(604) 487-8613
Resort Municipality of Whistler	Planning	(604) 932-5535

Considering

City of Burnaby	Planning	(604) 294-7430
City of Terrace	Development Services	(250) 615-4028
City of Victoria	Community Services	(250) 361-0290
District of Chetwynd	Administration	(250) 788-2281
District of Fort St. James		(250) 996-8233
District of Langford	Planning	(250) 474-6919
District of North Vancouver	Community Planning	(604) 990-2378

Cash or Land Grants

City of Dawson Creek		(250) 784-3600
City of Grand Forks		(250) 442-8266
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Victoria	Community Services	(250) 361-0290
District of Lake Country	Development Services	(250) 766-5682
District of Peachland	Planning and Development Services	(250) 767-2647
District of Sparwood	Administration	(250) 425-6271
District of Taylor	Administration	(250) 789-3392
Village of Pouce Coupe		(250) 786-5794
Peace River RD	Development Services	(250) 784-3200

Considering

City of Fort St. John	Engineering	(250) 787-8150
District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
Village of Keremeos		(250) 499-2711

Leasing Land at Market Value

City of Burnaby	Planning	(604) 294-7430
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of North Vancouver	Development Services	(604) 983-7380
City of Prince George	Development Services	(604) 561-7617
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
District of Campbell River	Planning Department	(250) 286-5728
District of Fort St. James		(250) 996-8233
District of North Vancouver	Community Planning	(604) 990-2378
District of Saanich	Planning Department	(250) 475-1775
District of Taylor	Administration	(250) 789-3392
Town of Creston		(250) 428-2214

Considering

City of Coquitlam	Planning and Development Services	(604) 927-3412
City of New Westminster	Planning Department	(604) 527-4556
District of Chetwynd	Administration	(250) 788-2281
District of Langford	Planning	(250) 474-6919
District of Peachland	Planning and Development Services	(250) 767-2647

Leasing Land at Below Market Value

City of Burnaby	Planning	(604) 294-7430
City of Dawson Creek		(250) 784-3600
City of Grand Forks		(250) 442-8266
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of North Vancouver	Development Services	(604) 983-7380
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Victoria	Community Services	(250) 361-0290
Resort Municipality of Whistler	Planning	(604) 932-5535
District of North Vancouver	Community Planning	(604) 990-2378
District of Peachland	Planning and Development Services	(250) 767-2647
District of Taylor	Administration	(250) 789-3392
Town of Gibsons	Planning	(604) 886-2274
Town of Smithers	Administration	(250) 847-1600
Village of Silverton	Administration	(250) 358-2472
Village of Telkwa	Administration	(250) 846-5212

Considering

City of Coquitlam	Planning and Development Services	(604) 927-3412
District of Chetwynd	Administration	(250) 788-2281
District of Langford	Planning	(250) 474-6919
District of Saanich	Planning Department	(250) 475-1775

Housing Task Forces and Committees

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Courtenay	Development Services	(250) 334-4441
City of Duncan	Administration	(250) 746-6126
City of Fort St. John	Engineering	(250) 787-8150
City of Grand Forks		(250) 442-8266
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Merritt	Planning	(250) 378-4224
City of Nanaimo	Development Services	(250) 755-4451
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Prince George	Development Services	(604) 561-7617
City of Revelstoke	Planning and Building Department	(250)837-3637
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Victoria	Community Services	(250) 361-0290
City of White Rock	Planning	(604) 541-2142

Resort Municipality of Whistler	Planning	(604) 932-5535
District of Bowen Island		(604) 947-0421
District of Central Saanich	Planning Department	(250) 544-4214
District of Delta	Community Planning and Development	(604) 946-3355
District of Fort St. James		(250) 996-8233
District of Houston		(250) 845-2238
District of Invermere	Development Services	(250) 342-9281
District of Lake Country	Development Services	(250) 766-5682
District of Langford	Planning	(250) 474-6919
District of Mission	Community Development	(604) 820-3751
District of North Vancouver	Community Planning	(604) 990-2378
District of Peachland	Planning and Development Services	(250) 767-2647
District of Pitt Meadows	Development Services	(604) 465-2432
District of Saanich	Planning Department	(250) 475-1775
District of Salmon Arm	Development Services	(250) 832 6096
District of Sechelt	Planning and Development	(604) 885-1986
District of Tumbler Ridge		(250)242-4242
Town of Gibsons	Planning	(604) 886-2274
Town of Golden	Administration	(250) 344-2271
Town of Sidney	Development Services	(250) 656-1725
Village of Burns Lake		(250) 692-7587
Village of Hazelton		(250) 842-5991
Village of Kaslo		(250) 353-2311
Village of Pouce Coupe		(250) 786-5794
Village of Telkwa	Administration	(250) 846-5212
Capital RD	Municipal Services	(250) 642-1617
Powell River RD		(604) 483-3231

Community Workshops or Public Forums on Housing

City of Armstrong	Administration	(250) 546-3023
City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Courtenay	Development Services	(250) 334-4441
City of Duncan	Administration	(250) 746-6126
City of Fort St. John	Engineering	(250) 787-8150
City of Grand Forks		(250) 442-8266
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Nanaimo	Development Services	(250) 755-4451
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Victoria	Community Services	(250) 361-0290
City of White Rock	Planning	(604) 541-2142
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Bowen Island		(604) 947-0421
District of Campbell River	Planning Department	(250) 286-5728
District of Central Saanich	Planning Department	(250) 544-4214

District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
District of Mission	Community Development	(604) 820-3751
District of North Cowichan	Planning	(250) 746-3120
District of North Vancouver	Community Planning	(604) 990-2378
District of Peachland	Planning and Development Services	(250) 767-2647
District of Saanich	Planning Department	(250) 475-1775
District of Sechelt	Planning and Development	(604) 885-1986
District of Tumbler Ridge		
District of West Vancouver	Planning	(604) 925-7235
Town of Comox		(250) 339-2202
Town of Sidney	Development Services	(250) 656-1725
Town of Smithers	Administration	(250) 847-1600
Village of Burns Lake		(250) 692-7587
Village of Hazelton		(250) 842-5991
Village of Kaslo		(250) 353-2311
Village of Keremeos		(250) 499-2711
Village of Radium Hot Springs		(250) 347-6455
Bulkley-Nechako RD	Planning	(250) 692-3195
Capital RD	Municipal Services	(250) 642-1617
Kitimat-Stikine RD	Planning and Development Services	(250) 615-6100
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Skeena-Queen Charlotte RD		(250) 627-8493
Sunshine Coast RD	Planning and Development Services	(604) 885-2261

Partnerships for Housing Development

City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Dawson Creek		(250) 784-3600
City of Fort St. John	Engineering	(250) 787-8150
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Port Alberni	Planning	(250) 720-2850
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Vancouver	Housing Centre	(250) 871-6025
City of Victoria	Community Services	(250) 361-0290
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Central Saanich	Planning Department	(250) 544-4214
District of North Vancouver	Community Planning	(604) 990-2378
District of Peachland	Planning and Development Services	(250) 767-2647
District of Sechelt	Planning and Development	(604) 885-1986
District of Sparwood	Administration	(250) 425-6271
District of Taylor	Administration	(250) 789-3392
Town of Golden	Administration	(250) 344-2271
Town of Sidney	Development Services	(250) 656-1725
Village of Hazelton		(250) 842-5991
Village of Telkwa	Administration	(250) 846-5212
Cowichan Valley RD	Development Services	(250) 746-2620

Considering

City of Burnaby	Planning	(604) 294-7430
City of Colwood	Planning	(250) 478-5590

City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Coquitlam	Development Services	(604) 944-5442
City of Prince George	Development Services	(604) 561-7617
City of Terrace	Development Services	(250) 615-4028
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of Fort St. James		(250) 996-8233
District of Lake Country	Development Services	(250) 766-5682
District of Langford	Planning	(250) 474-6919
District of Mission	Community Development	(604) 820-3751
Town of Creston		(250) 428-2214
Village of Burns Lake		(250) 692-7587
Village of Clinton	Administration	(250) 459-2261
Village of Kaslo		(250) 353-2311
Village of Keremeos		(250) 499-2711

NIMBY Strategies

City of Castlegar	Development Services	(250) 365-7227
City of Chilliwack	Municipal Development	(604) 793-2966
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of New Westminster	Planning Department	(604) 527-4556
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Vancouver	Housing Centre	(250) 871-6025
District of Delta	Community Planning and Development	(604) 946-3355
District of Mission	Community Development	(604) 820-3751
District of Peachland	Planning and Development Services	(250) 767-2647
District of Pitt Meadows	Development Services	(604) 465-2432
Village of Kaslo		(250) 353-2311
Sunshine Coast RD	Planning and Development Services	(604) 885-2261
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

Considering

City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Courtenay	Development Services	(250) 334-4441
City of Merritt	Planning	(250) 378-4224
City of North Vancouver	Development Services	(604) 983-7380
City of Port Coquitlam	Development Services	(604) 944-5442
City of Prince George	Development Services	(604) 561-7617
City of Terrace	Development Services	(250) 615-4028
City of White Rock	Planning	(604) 541-2142
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Campbell River	Planning Department	(250) 286-5728
District of Central Saanich	Planning Department	(250) 544-4214
District of Chetwynd	Administration	(250) 788-2281
District of Invermere	Development Services	(250) 342-9281
District of Langford	Planning	(250) 474-6919
District of North Cowichan	Planning	(250) 746-3120
Village of Burns Lake		(250) 692-7587
Cowichan Valley RD	Development Services	(250) 746-2620
Nanaimo RD	Planning	(250) 390-6510
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Skeena-Queen Charlotte RD		(250) 627-8493

Residential Capacity Studies

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of Duncan	Administration	(250) 746-6126
City of Fort St. John	Engineering	(250) 787-8150
City of Grand Forks		(250) 442-8266
City of Langley	Development Services	(604) 514-2817
City of Nanaimo	Development Services	(250) 755-4451
City of New Westminster	Planning Department	(604) 527-4556
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Coquitlam	Development Services	(604) 944-5442
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Revelstoke	Planning and Building Department	(250)837-3637
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of White Rock	Planning	(604) 541-2142
District of Bowen Island		(604) 947-0421
District of Central Saanich	Planning Department	(250) 544-4214
District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
District of Mission	Community Development	(604) 820-3751
District of North Cowichan	Planning	(250) 746-3120
District of North Vancouver	Community Planning	(604) 990-2378
District of Peachland	Planning and Development Services	(250) 767-2647
District of Saanich	Planning Department	(250) 475-1775
District of Sechelt	Planning and Development	(604) 885-1986
District of Tumbler Ridge		(250) 242-4242
Town of Creston		(250) 428-2214
Town of Gibsons	Planning	(604) 886-2274
Town of Golden	Administration	(250) 344-2271
Town of Sidney	Development Services	(250) 656-1725
Town of Smithers	Administration	(250) 847-1600
Village of Burns Lake		(250) 692-7587
Village of Kaslo		(250) 353-2311
Village of Keremeos		(250) 499-2711
Village of Lytton	Administration	(250) 455-2355
Village of Valemount	Administration	(250) 566-4435
Capital RD	Municipal Services	(250) 642-1617
Cowichan Valley RD	Development Services	(250) 746-2620
Kootenay Boundary RD	Planning Department	(250) 368-9148
North Okanagan RD	Development Services	(250) 545-5368
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Skeena-Queen Charlotte RD		(250) 627-8493
Sunshine Coast RD	Planning and Development Services	(604) 885-2261
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

Land Inventory

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of Duncan	Administration	(250) 746-6126
City of Fort St. John	Engineering	(250) 787-8150
City of Langley	Development Services	(604) 514-2817
City of Nanaimo	Development Services	(250) 755-4451
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Coquitlam	Development Services	(604) 944-5442
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Revelstoke	Planning and Building Department	(250)837-3637
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Central Saanich	Planning Department	(250) 544-4214
District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
District of Mission	Community Development	(604) 820-3751
District of Peachland	Planning and Development Services	(250) 767-2647
District of Sechelt	Planning and Development	(604) 885-1986
District of Taylor	Administration	(250) 789-3392
District of Tumbler Ridge		(250) 242-4242
Town of Gibsons	Planning	(604) 886-2274
Town of Golden	Administration	(250) 344-2271
Town of Sidney	Development Services	(250) 656-1725
Town of Smithers	Administration	(250) 847-1600
Village of Burns Lake		(250) 692-7587
Village of Keremeos		(250) 499-2711
Village of Telkwa	Administration	(250) 846-5212
Village of Valemount	Administration	(250) 566-4435
Bulkley-Nechako RD	Planning	(250) 692-3195
Capital RD	Municipal Services	(250) 642-1617
Cowichan Valley RD	Development Services	(250) 746-2620
North Okanagan RD	Development Services	(250) 545-5368
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Powell River RD		(604) 483-3231
Skeena-Queen Charlotte RD		(250) 627-8493
Sunshine Coast RD	Planning and Development Services	(604) 885-2261

Housing Monitoring Programs

City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Courtenay	Development Services	(250) 334-4441
City of Kelowna	Planning and Development Services	(250) 862-3339, 448

City of Langley	Development Services	(604) 514-2817
City of Nanaimo	Development Services	(250) 755-4451
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Coquitlam	Development Services	(604) 944-5442
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
City of Revelstoke	Planning and Building Department	(250)837-3637
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Central Saanich	Planning Department	(250) 544-4214
District of Delta	Community Planning and Development	(604) 946-3355
District of Mission	Community Development	(604) 820-3751
District of North Vancouver	Community Planning	(604) 990-2378
District of Peachland	Planning and Development Services	(250) 767-2647
District of Tumbler Ridge		(250) 242-4242
Town of Golden	Administration	(250) 344-2271
Town of Sidney	Development Services	(250) 656-1725
Village of Hazelton		(250) 842-5991
Village of Kaslo		(250) 353-2311
Village of Telkwa	Administration	(250) 846-5212
East Kootenay RD		(250) 489-3498
North Okanagan RD	Development Services	(250) 545-5368
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Skeena-Queen Charlotte RD		(250) 627-8493

Rental Housing Conversion or Demolition Protection

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of Langley	Development Services	(604) 514-2817
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Alberni	Planning	(250) 720-2850
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
City of Victoria	Community Services	(250) 361-0290
District of Campbell River	Planning Department	(250) 286-5728
District of Mission	Community Development	(604) 820-3751
District of North Cowichan	Planning	(250) 746-3120
District of North Vancouver	Community Planning	(604) 990-2378
District of Salmon Arm	Development Services	(250) 832 6096
District of West Vancouver	Planning	(604) 925-7235

Village of Valemount	Administration	(250) 566-4435
Columbia-Shuswap RD	Development Services	(250) 832-8194

Standards of Maintenance Bylaws

City of Chilliwack	Municipal Development	(604) 793-2966
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Vancouver	Housing Centre	(250) 871-6025
District of Chetwynd	Administration	(250) 788-2281
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of North Vancouver	Community Planning	(604) 990-2378
District of Sechelt	Planning and Development	(604) 885-1986
Village of Radium Hot Springs		(250) 347-6455

Considering

City of Castlegar	Development Services	(250) 365-7227
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Langley	Development Services	(604) 514-2817
City of Merritt	Planning	(250) 378-4224
City of Revelstoke	Planning and Building Department	(250)837-3637
City of Terrace	Development Services	(250) 615-4028
District of 100 Mile House	Administration	(250) 395-2434
District of Fort St. James		(250) 996-8233
District of Langford	Planning	(250) 474-6919
District of Pitt Meadows	Development Services	(604) 465-2432
District of Tofino	Planning	(250) 725-3229
Town of Gibsons	Planning	(604) 886-2274
Town of Golden	Administration	(250) 344-2271
Village of Telkwa	Administration	(250) 846-5212

1995 Building Code Standards for Secondary Suites

City of .bbotsford	Development Services—Planning	(604) 864-5510
City of Armstrong	Administration	(250) 546-3023
City of Castlegar	Development Services	(250) 365-7227
City of Chilliwack	Municipal Development	(604) 793-2966
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Courtenay	Development Services	(250) 334-4441
City of Grand Forks		(250) 442-8266
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Merritt	Planning	(250) 378-4224
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Coquitlam	Development Services	(604) 944-5442
City of Revelstoke	Planning and Building Department	(250)837-3637
City of Terrace	Development Services	(250) 615-4028
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
City of Victoria	Community Services	(250) 361-0290
Resort Municipality of Whistler	Planning	(604) 932-5535
District of Campbell River	Planning Department	(250) 286-5728

District of Chetwynd	Administration	(250) 788-2281
District of Langford	Planning	(250) 474-6919
District of Mission	Community Development	(604) 820-3751
District of North Cowichan	Planning	(250) 746-3120
District of North Vancouver	Community Planning	(604) 990-2378
District of Peachland	Planning and Development Services	(250) 767-2647
District of Pitt Meadows	Development Services	(604) 465-2432
District of Salmon Arm	Development Services	(250) 832 6096
District of Sechelt	Planning and Development	(604) 885-1986
District of Summerland	Development Services	(250) 494-1373
Town of Comox		(250) 339-2202
Town of Golden	Administration	(250) 344-2271
Town of Port McNeill	Administration	(250) 956-3111
Town of Sidney	Development Services	(250) 656-1725
Village of Clinton	Administration	(250) 459-2261
Village of Radium Hot Springs		(250) 347-6455
Alberni-Clayoquot RD	Planning	(250) 720-2709
Bulkley-Nechako RD	Planning	(250) 692-3195
Cariboo RD	Planning Services	(250) 392-3351
Comox-Strathcona RD	Planning	(250) 334-6000
Cowichan Valley RD	Development Services	(250) 746-2620
East Kootenay RD		(250) 489-3498
North Okanagan RD	Development Services	(250) 545-5368
Sunshine Coast RD	Planning and Development Services	(604) 885-2261

Considering

City of Burnaby	Planning	(604) 294-7430
City of Colwood	Planning	(250) 478-5590
City of Fort St. John	Engineering	(250) 787-8150
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Prince George	Development Services	(604) 561-7617
District of Esquimalt	Planning and Engineering Services	(250) 414-7108
District of Fort St. James		(250) 996-8233
District of Invermere	Development Services	(250) 342-9281
District of Lake Country	Development Services	(250) 766-5682
District of New Hazelton	Administration	(250) 842-6571
Village of Sayward		(250) 282-5512
Village of Valemount	Administration	(250) 566-4435
Peace River RD	Development Services	(250) 784-3200

PLANNING FOR ADAPTABLE AND ACCESSIBLE HOUSING

Reports Identifying the Population Requiring Adaptable or Accessible Housing

City of Chilliwack	Municipal Development	(604) 793-2966
City of Fort St. John	Engineering	(250) 787-8150
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Langley	Development Services	(604) 514-2817
City of North Vancouver	Development Services	(604) 983-7380
City of Prince George	Development Services	(604) 561-7617
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
District of North Vancouver	Community Planning	(604) 990-2378
Village of Hazelton		(250) 842-5991
Village of Kaslo		(250) 353-2311
Greater Vancouver RD		(604) 432-6384

Considering

City of Parksville	Community Planning and Building	(250) 954-4660
District of Campbell River	Planning Department	(250) 286-5728
District of Central Saanich	Planning Department	(250) 544-4214
District of Delta	Community Planning and Development	(604) 946-3355
District of Tofino	Planning	(250) 725-3229
District of West Vancouver	Planning	(604) 925-7235
Skeena-Queen Charlotte RD		(250) 627-8493

Strategies Addressing Adaptable or Accessible Housing

City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Grand Forks		(250) 442-8266
City of Kamloops	Development Services	(250) 828-3564
City of New Westminster	Planning Department	(604) 527-4556
City of Revelstoke	Planning and Building Department	(250) 837-3637
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Vancouver	Housing Centre	(250) 871-6025
City of Victoria	Community Services	(250) 361-0290
City of White Rock	Planning	(604) 541-2142
District of Bowen Island		(604) 947-0421
District of Campbell River	Planning Department	(250) 286-5728
District of Delta	Community Planning and Development	(604) 946-3355
District of Salmon Arm	Development Services	(250) 832 6096
Town of Sidney	Development Services	(250) 656-1725
Cowichan Valley RD	Development Services	(250) 746-2620
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

Considering

City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Parksville	Community Planning and Building	(250) 954-4660
City of Port Moody	Planning and Development Services	(604) 469-4545
District of Central Saanich	Planning Department	(250) 544-4214

District of North Vancouver	Community Planning	(604) 990-2378
District of West Vancouver	Planning	(604) 925-7235
Village of Hazelton		(250) 842-5991
North Okanagan RD	Development Services	(250) 545-5368
Skeena-Queen Charlotte RD		(250) 627-8493

Guidelines or Requirements for Adaptable or Accessible Housing

City of Abbotsford	Development Services—Planning	(604) 864-5510
City of Burnaby	Planning	(604) 294-7430
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Kamloops	Development Services	(250) 828-3564
City of North Vancouver	Development Services	(604) 983-7380
City of Prince George	Development Services	(604) 561-7617
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Vancouver	Housing Centre	(250) 871-6025
District of Pitt Meadows	Development Services	(604) 465-2432
Town of Sidney	Development Services	(250) 656-1725

Considering

City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Parksville	Community Planning and Building	(250) 954-4660
District of Campbell River	Planning Department	(250) 286-5728
District of Central Saanich	Planning Department	(250) 544-4214
District of Delta	Community Planning and Development	(604) 946-3355
District of North Vancouver	Community Planning	(604) 990-2378
North Okanagan RD	Development Services	(250) 545-5368

PLANNING FOR SPECIAL NEEDS HOUSING

Definitions of Special Needs

City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Cranbrook	Engineering and Planning	(250) 489-0230
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Port Coquitlam	Development Services	(604) 944-5442
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Vancouver	Housing Centre	(250) 871-6025
City of Victoria	Community Services	(250) 361-0290
City of White Rock	Planning	(604) 541-2142
District of Saanich	Planning Department	(250) 475-1775
Cariboo RD	Planning Services	(250) 392-3351
East Kootenay RD		(250) 489-3498
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Sunshine Coast RD	Planning and Development Services	(604) 885-2261

Policies Addressing Special Needs Housing

City of Burnaby	Planning	(604) 294-7430
City of Chilliwack	Municipal Development	(604) 793-2966
City of Colwood	Planning	(250) 478-5590
City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Langley	Development Services	(604) 514-2817
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Port Coquitlam	Development Services	(604) 944-5442
City of Port Moody	Planning and Development Services	(604) 469-4545
City of Richmond	Urban Development—Land Use Division	(604) 276-4194
City of Surrey	Planning and Development	(604) 591-4862
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
City of White Rock	Planning	(604) 541-2142
District of 100 Mile House	Administration	(250) 395-2434
District of Chetwynd	Administration	(250) 788-2281
District of Delta	Community Planning and Development	(604) 946-3355
District of Mission	Community Development	(604) 820-3751
District of North Vancouver	Community Planning	(604) 990-2378
District of Saanich	Planning Department	(250) 475-1775
District of Taylor	Administration	(250) 789-3392
Town of Smithers	Administration	(250) 847-1600
Capital RD	Municipal Services	(250) 642-1617
Cariboo RD	Planning Services	(250) 392-3351
Okanagan-Similkameen RD	Planning and Building	(250) 490-4109
Sunshine Coast RD	Planning and Development Services	(604) 885-2261
Thompson-Nicola RD	Development Services—Planning	1-887-377-8673

PLANNING TO ADDRESS HOMELESSNESS

Research to Determine the Homeless Population

City of Burnaby	Planning	(604) 294-7430
City of Colwood	Planning	(250) 478-5590
City of Coquitlam	Planning and Development Services	(604) 927-3412
City of Fort St. John	Engineering	(250) 787-8150
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of New Westminster	Planning Department	(604) 527-4556
City of North Vancouver	Development Services	(604) 983-7380
City of Prince George	Development Services	(604) 561-7617
City of Vancouver	Housing Centre	(250) 871-6025
District of North Vancouver	Community Planning	(604) 990-2378
District of West Vancouver	Planning	(604) 925-7235

Considering

City of Kamloops	Development Services	(250) 828-3564

Policies or Strategies Addressing Homelessness

City of Burnaby	Planning	(604) 294-7430
City of Fort St. John	Engineering	(250) 787-8150
City of Kamloops	Development Services	(250) 828-3564
City of New Westminster	Planning Department	(604) 527-4556
City of Surrey	Planning and Development	(604) 591-4862
City of Vancouver	Housing Centre	(250) 871-6025

Considering

City of Cranbrook	Engineering and Planning	(250) 489-0230
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of North Vancouver	Development Services	(604) 983-7380
City of Prince George	Development Services	(604) 561-7617
District of North Vancouver	Community Planning	(604) 990-2378
District of Tofino	Planning	(250) 725-3229

Planning or Funding Projects Targeted to Individuals Who are Homeless

City of Fort St. John	Engineering	(250) 787-8150
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of New Westminster	Planning Department	(604) 527-4556
City of Port Alberni	Planning	(250) 720-2850
City of Vancouver	Housing Centre	(250) 871-6025
City of Victoria	Community Services	(250) 361-0290

Considering

City of Burnaby	Planning	(604) 294-7430
City of Kamloops	Development Services	(250) 828-3564
City of North Vancouver	Development Services	(604) 983-7380
City of Surrey	Planning and Development	(604) 591-4862
District of North Vancouver	Community Planning	(604) 990-2378

Monitoring the Number and/or Condition of SRO Units

City of Kamloops	Development Services	(250) 828-3564
City of Kelowna	Planning and Development Services	(250) 862-3339, 448
City of Vancouver	Housing Centre	(250) 871-6025
City of Vernon	Community Development Department	(250) 545-1361
City of Victoria	Community Services	(250) 361-0290
District of Campbell River	Planning Department	(250) 286-5728
Village of Clinton	Administration	(250) 459-2261
Village of Radium Hot Springs		(250) 347-6455
Village of Valemount	Administration	(250) 566-4435

Considering

City of Langley	Development Services	(604) 514-2817

APPENDIX B

LOCAL GOVERNMENT HOUSING SURVEY METHODOLOGY

Background

In 1996, the provincial government conducted a survey to assess the extent to which local governments were making use of amendments to the *Local Government Act* (then the *Municipal Act*). These changes were intended to augment the ability of local governments to address housing related issues. In May 2000, the Ministry of Social Development and Economic Security conducted a similar survey to follow up on the 1996 survey, and to assess how local governments have responded to various housing related needs in their communities. Comparison with the results of the 1996 survey also allows the Ministry to assess recent changes, and the extent to which local governments are addressing housing related issues. In addition, the survey was designed to collect quantitative and qualitative data on the following points:

- to provide examples and to share information about the types of initiatives local governments have undertaken to encourage the development of affordable and special needs housing
- to compile samples of the most recent housing-related studies and OCPs
- to determine what additional assistance may be required by local governments to strengthen local housing planning initiatives

Survey Methodology

The survey was designed to balance the need for gathering detailed data on a wide range of topics while ensuring that answering the survey was not an excessive burden to respondents. A final draft was tested by planners from local governments representing diverse communities. Their feedback was subsequently incorporated into questionnaire. The survey, along with a covering letter explaining the project, was distributed to 181 local governments within the province, including 27 regional district offices. To ensure that all

communities received the survey, and to promote a high response rate, the mail out was followed up with telephone calls.

Survey Results

A total of 113 out of 181 local governments (62 per cent) responded to the survey. The highest response came from cities (34/44), districts (32/54), and regional districts (23/27). Eighty-five per cent of regional districts in the province responded to the survey. Seven towns and 16 villages completed the survey.

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